

H. T. Petersen

Subject: Harrison, New Jersey
RCA Vacant Space

CUSHMAN &
WAKEFIELD

On Friday, September 19, I visited the RCA Harrison complex to review the vacant space as of that date and future vacant space which will be available by December 31, 1975. As of this date, there is a total of 95,000 sq. ft. of unoccupied low quality office and storage space and it is anticipated there will be a total of 181,000 sq. ft. of low quality office and storage space by the end of this year. Attached is a plot plan of the RCA Harrison property.

This idle space has become available as a result of relocations to other RCA facilities in Cherry Hill, Deptford, Lancaster, etc.

As background, the total complex contains 798,000 sq. ft. of office, warehouse and manufacturing space situated on 12.75 acres in Harrison. The major buildings in the complex were built from 1898 - 1912 with two later buildings built shortly after World War II. In other words, the functional obsolescence of the complex is intense.

I am turning this property over to the New Jersey office for their evaluation and comments regarding a leasing or sale program with emphasis placed on additional consolidation to free-up entire buildings.

It is anticipated that the cost of the idle space will be transferred to the Corporation in the near future, hence, I recommend that a member of the Operating Department review this complex to determine possible operating cost savings. If you concur, I will contact K. Shearer accordingly.



HTP:jy

cc: Harold S. Basche ✓

Spence

RED: Full Vacancy
 YELLOW: Partially Vacant

